

This instrument was prepared by:
Anne R. Moses
Moses & Moses, P.C.
4000 Eagle Point Corporate Drive
Birmingham, Alabama 35242

Send tax notice to:
Jeffery Dale Smith
190 Pineview Circle
Cropwell, AL 35054

GENERAL WARRANTY DEED

STATE OF ALABAMA)
 : **KNOW ALL PERSONS BY THESE PRESENTS:**
SHELBYCOUNTY)

That for and in consideration of One Dollar (\$1.00) and other good and valuable consideration to the undersigned **BETTY B. SMITH** ("Grantor") in hand paid by **JEFFERY DALE SMITH** ("Grantee"), a married man, the receipt and sufficiency of which is hereby acknowledged, Grantor, a widow who has not remarried, does by these presents grant, bargain, sell and convey unto the said Grantee with every contingent remainder and right of reversion, the following described real estate situated in SHELBY County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR A DESCRIPTION OF THE PROPERTY BEING CONVEYED.

This property is conveyed subject to the following:

- (1) General and special taxes and assessments for 2021 and subsequent years not yet due and payable;
- (2) All easements, restrictions, set-back lines, rights-of-way and limitations of record, if any.
- (3) Mineral and mining rights not owned by Grantor.

The street address of the property is 39985 Hwy 231, Harpersville, AL.

The tax assessed value of the property is \$168,210.

The property is the homestead property of Grantor. Grantor acquired the property with her husband, JAMES E. SMITH, as joint owners with right of survivorship, by Warranty Deed dated May 4, 2001 and recorded with the Judge of Probate of Shelby County, AL on May 16, 2001 in

Document 19765. JAMES E. SMITH died on October 26, 2020. His death certificate is attached hereto as Exhibit B which is made a part hereof for all purposes.

TO HAVE AND TO HOLD unto the said Grantee in fee simple, and to the heirs and assigns of such Grantee, together with every contingent remainder and right of reversion. Said Grantor does for herself and for her heirs, personal representatives and assigns, covenant with the said Grantee, Grantee's heirs and assigns, that Grantor is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that Grantor has a good right to sell and convey the same as aforesaid, and that Grantor will, and Grantor's heirs, personal representatives and assigns shall, warrant and defend the same to the said Grantee, Grantee's heirs and assigns forever, against the lawful claims of all persons.

20th IN WITNESS WHEREOF, Grantor has have hereto set forth Grantor's signature this day of April, 2021.

GRANTOR:

Betty B. Smith

STATE OF ALABAMA)
)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BETTY B. SMITH, a widowed woman who has not remarried, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me, on this day that, being informed of the contents of such conveyance, such individual executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 20th day of April, 2021.

My commission expires: Nov. 28, 2022
{SEAL}

Bridgette W Gilchrist
Notary Public

EXHIBIT A

Commence at the NE corner of Section 28, Township 19 South, Range 2 East, Shelby County, Alabama, thence $S00^{\circ}10'35''$ W, a distance of 19.00' to the southeasterly right-of-way of CSX Transportation Railroad; thence $S61^{\circ}43'18''$ W along said right-of-way, a distance of 704.64' to the POINT OF BEGINNING; thence continue southwesterly along said line and along said right-of-way, a distance of 100.00'; thence $S00^{\circ}10'35''$ W along said right-of-way, a distance of 113.74'; thence $S61^{\circ}43'18''$ W along said right-of-way, a distance of 545.93' to the intersection of said right-of-way and the easterly right-of-way of Shelby County Hwy. 83; thence $S 10^{\circ}49'46''$ E and leaving said CSX right-of-way and along said Hwy. 83 right-of-way, a distance of 1,197.60' to a point of curve to the right having a radius of 1,452.41' and a central angle of $25^{\circ}26'07''$; thence southerly along the arc a distance of 644.77'; thence $S 14^{\circ}36'21''$ W, a distance of 250.99' to a point of curve to the right having a radius of 6,067.34' and a central angle of $01^{\circ} 03' 09''$, thence southerly along the arc a distance of 111.45' to the intersection of said right-of-way and the northwesterly right-of-way of US. Hwy. 231; thence $N32^{\circ}30'42''$ E and leaving said Hwy. 83 right-of-way and along said Hwy 231 right-of-way, a distance of 852.27'; thence $N59^{\circ}13'26''$ W and leaving said right-of-way, a distance of 266.62'; thence $N07^{\circ}31'35''$ E, a distance of 1,745.54' to the POINT OF BEGINNING. Containing 14.05 acres, more or less.

Commence at the NE corner of Section 28, Township 19 South, Range 2 East, Shelby County, Alabama; thence $S00^{\circ}10'35''$ W, a distance of 19.00' to the southeasterly right-of-way of CSX Transportation Railroad; thence $S61^{\circ}43'18''$ W along said right-of-way, a distance of 704.64'; thence continue southwesterly along said line and along said right-of-way, a distance of 100.00'; thence $S00^{\circ}10'35''$ W along said right-of-way, a distance of 113.74'; thence $S61^{\circ}43'18''$ W along said right-of-way, a distance of 545.93' to the intersection of said right-of-way and the easterly right-of-way of Shelby County Hwy. 83; thence $S 10^{\circ}49'46''$ E and leaving said CSX right-of-way and along said Hwy. 83 right-of-way, a distance of 1,197.60' to a point of curve to the right having a radius of 1,452.41' and a central angle of $15^{\circ}43'00''$; thence southerly along the arc a distance of 398.41' to the POINT OF BEGINNING; thence continue along said curve, a distance of 246.36'; thence $S 14^{\circ}36'21''$ W, a distance of 250.99' to a point of curve to the right having a radius of 6,067.34' and a central angle of $103' 09''$; thence southerly along the arc a distance of 111.45' to the intersection of said right-of-way and the northwesterly right-of-way of US. Hwy 231; thence $N 32^{\circ}30'42''$ E and leaving said Hwy 83 right-of-way and along said Hwy 231 right-of-way, a distance of 542.72'; thence $N49^{\circ}21' 42''$ W and leaving said right-of-way, a distance of 207.76' to the POINT OF BEGINNING. Containing 1.17 acres, more or less.

Commence at the southeast corner of the Northwest one-fourth of the Northeast one-fourth of Section 28, Township 19 South, Range 2 East, Shelby County, Alabama, thence proceed West along the South boundary of said quarter-quarter section for a distance of 25.7 feet to the point of beginning. From this beginning point turn an angle of $99^{\circ}50'$ to the right and proceed $N5^{\circ}10'E$ for a distance of 397.48 feet thence turn an angle of 90° to the right and proceed $S84^{\circ}50'E$ for a distance of 329.0 feet to the west right of way of a road; thence proceed Southerly along the west side of said road for a distance of 420.25 feet; thence proceed $N84^{\circ}50'W$ for a distance of 300 feet to a point; thence turn an angle of 90° to the right and proceed $N5^{\circ}10'E$ for a distance of 20.52 feet to the point of beginning. All the above-

described land located in the Northeast one-fourth of Section 28, Township 19 South, Range 2 East, Shelby County, Alabama, and contains 3.025 acres.

Begin at the southwest corner of the South-half of the North-East quarter of Section 28, Township 19 South, Range 2 East, Shelby County, Alabama; thence in an easterly direction along the south boundary of said half-quarter section 938.00 feet; thence turn 79 degrees and 56 minutes to the left in a northeasterly direction 518.02 feet; thence turn 94 degrees and 22 minutes to the left in a northwesterly direction 411.42 feet; thence turn 90 degrees and 00 minutes to the right in a northeasterly direction 142.00 feet; thence turn 82 degrees and 24 minutes to the right in an easterly direction 806.78 feet; thence turn 87 degrees and 27 minutes to the right in a southerly direction along the west boundary of the Stone Property 209.00 feet to the point of beginning; thence turn 80 degrees and 20 minutes to the left in a southeasterly direction 209.00 feet; thence turn 87 degrees and 05 minutes to the right in a southerly direction along the west right-of-way boundary of Highway 83 a distance of 158.90 feet; thence turn 97 degrees and 45 minutes to the right in a northwesterly direction along the north boundary of the Brooks Property 329.00 feet; thence turn 90 degrees and 00 minutes to the right in a northeasterly direction along the east boundary of the Jones Property 130.00 feet; thence run in an Easterly direction 50.00 feet more or less to the point of beginning, located in Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/23/2021 03:45:09 PM
\$199.50 KIMBERLY
20210823000410790

Allie S. Bevil